

Single Family Residence **RESIDENTIAL**

2396 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$488,344 TopHap Estimate · \$391 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,248 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$488K

\$453K low

\$523K high

Last Sale

\$150,000 · Oct 25, 2010

Est. Owner Equity

\$415,344

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,956 (2025)
Assessed Value	\$90,653
Previous Assessed	\$83,897
Assessor Market Value	\$259,008

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 152 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2025	Financing	Intrafamily Transfer			
Feb 7, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Feb 18, 2022	Financing	Intrafamily Transfer			\$73K
May 20, 2021	Financing	Intrafamily Transfer			
May 20, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Sep 13, 2010	Resale	Bargain And Sale Deed	\$150,000	\$120	\$90K
Jan 12, 2004	Resale	Grant Deed	\$214,500	\$172	\$193K
Nov 6, 2003	Resale	Grant Deed	\$193,960	\$155	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.7 mi

B. D. Billingshurst Middle School	Middle	6–8	1.4 mi
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District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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